

BFB 31222821

SUBSTITUTION OF TRUSTEE

WHEREAS, on February 15, 2002, Teddy Martin and Lisa Lynn Woods Martin Husband and Wife, executed a certain deed of trust to Priority Trustee Services of Mississippi, L.L.C., Trustee for the benefit of Eagle Financial Services Corporation, which deed of trust is of record in the office of the Chancery Clerk of DeSoto County, State of Mississippi in Book 1477 at Page 421, and Reformed in Chancery Cause 03-12-2040, and recorded in the aforesaid Chancery Clerk's Office and being secured by real property being more particularly described as follows:

Lot 2673, Section M in Section M in Southaven West Subdivision, in Section 27, Township 1 South, Range 9 West, City of Southaven, DeSoto County, Mississippi, as shown on plat of record in Plat Book 4, Page 52 and 53 in the Chancery Clerk's Office of DeSoto County, Mississippi.

Being the same property conveyed to Ceba W. Woods and wife, Olene V. Woods, as tenants by the entirety with full rights of survivorship and not as tenants in common, by Warranty Deed dated May 9, 1991 file for record May 13, 1991 as Book 235, Page 176 in the Chancery Clerk's Office of DeSoto County, Mississippi. Ceba W. Woods, Sr. died intestate in DeSoto County, Mississippi on or about January 9, 1994, survived by his wife, Olene V. Woods. Olene V. Woods died testate and her Will was recorded at Book 235, Page 176 on January 10, 2001, in the Chancery Clerk's Office of DeSoto County, Mississippi, leaving subject property to her daughter, Lisa Lynn Woods Martin.

WHEREAS, the undersigned is the present holder and beneficiary of the deed of trust referenced above; and

WHEREAS, JP Morgan Chase Bank, N.A., as Trustee successor in interest to Bank One, N.A., as Trustee for Structured Asset Securities Corporation Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series 2002-BC3, pursuant to the provisions of the aforesaid Deed of Trust and for reasons satisfactory to itself, has elected to substitute J. Gary Massey as Trustee in and for the above described deed of trust and the indebtedness secured thereby; and

NOW THEREFORE, JP Morgan Chase Bank, N.A., as Trustee successor in interest to Bank One, N.A., as Trustee for Structured Asset Securities Corporation Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series 2002-BC3, the present owner and holder of the above described deed of trust, acting by and through its duly authorized officers, does hereby substitute and appoint J. Gary Massey as Trustee in the place and stead of the current trustee and does hereby confer upon the said J. Gary Massey full and complete power to execute said trust as Trustee as provided by the terms of the aforesaid deed of trust.

Should the undersigned become the last and highest bidder at the foreclosure sale, the Substitute Trustee is hereby authorized to transfer and assign said bid and to convey title to said foreclosed property to the Secretary of Housing and Urban Development or the Secretary of Veterans Affairs, or whomsoever the undersigned shall authorize. The statement in the Substitute Trustee's deed that the undersigned has requested transfer of its bid to grantee(s) in the Substitute Trustee's Deed shall be binding on the undersigned and conclusive evidence in favor of the assignee or other parties thereby, and that the Substitute Trustee is duly authorized and empowered to execute same.

WITNESS THE EXECUTION HEREOF by the aforesaid corporation acting by and through its duly authorized officers, this the 6th day of February, 2009.

JP Morgan Chase Bank, N.A., as Trustee
successor in interest to Bank One, N.A., as
Trustee for Structured Asset Securities
Corporation Amortizing Residential
Collateral Trust, Mortgage Pass-Through
Certificates, Series 2002-BC3

By: Joseph Hillery
Director, Residential Default and Real Estate
Services.

Title: _____

STATE OF FLORIDA
COUNTY OF ORANGE

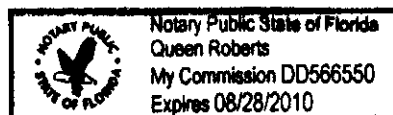
PERSONALLY came and appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named Joseph Hillery personally known to me to be the Director, Residential Default and Real Estate Services of the within named JP Morgan Chase Bank, N.A., as Trustee successor in interest to Bank One, N.A., as Trustee for Structured Asset Securities Corporation Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series 2002-BC3, who acknowledged that (s)he signed and delivered the above and foregoing instrument of writing on the day and for the purposes therein mentioned for and on behalf of said corporation and as its own act and deed, (s)he having been first duly authorized so to do.

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE this the 6th day of February, 2009.

Queen Roberts
Notary Public

My commission expires:

8/28/2010



Prepared by:
J. Gary Massey, Substitute Trustee
Shapiro & Massey, L.L.P.
1910 Lakeland Drive, Suite B
Jackson, MS 39216
(601) 981-9299
S&M# 06-1739

Index: Lot 2673, Sec M in Sec M in Southaven West SD Sec 27, T1S, R9W, DeSoto Co/MS